



Report to the Auburn City Council

Action Item
Agenda Item No. **6**


City Manager's Approval

To: Mayor and City Council Members
From: Reg Murray, Senior Planner *RM*
Date: March 24, 2014
Subject: Annual General Plan Implementation Work Plan Review – 2013 Calendar Year

The Issue

Should the Auburn City Council adopt the 2013 General Plan Implementation Work Plan and submit the plan to the State Office of Planning and Research and the State Department of Housing and Community Development?

Conclusions and Recommendations

By Motion, adopt the 2013 General Plan Implementation Work Plan and direct staff to submit the Plan to the State Office of Planning and Research and the State Department of Housing and Community Development.

Background

State law requires that the City of Auburn submit an annual report regarding the General Plan Implementation Work Plan to both the State Office of Planning and Development (OPR) and the State Department of Housing and Community Development (HCD) by April 1st of each year. The report (Attachment 1) summarizes the status of the work tasks that the City has committed to in its implementation of the General Plan. The work plan appears as Table XII-1 in the Auburn General Plan. The intent of providing this information is to insure that the City Council is kept informed about the status of the City's General Plan when considering land use issues that might come before them. The report was presented to the Planning Commission on February 4, 2014.

Notable items relating to the General Plan implementation work plan that were addressed during the 2013 Calendar Year include:

1. **Airport Land Use Compatibility Plan** - The Placer County Transportation Planning Agency continued its work to update the Placer County Airport Land Use Compatibility Plan. Staff members from the Public Works and Community Development departments participate in the update process as members of the Technical Advisory Committee.
2. **HOME First Time Home Buyers (FTHB) Program** - The City was awarded grant funding (totaling \$487,500) in 2011 for the HOME FTHB program. The FTHB program provides down payment assistance to low-income first time home buyers. The HOME

contract ended on July 31, 2013. Program activity over the term of the two-year contract included a total of 61 preliminary submissions, 12 full submissions, and eight applications accepted. Of the eight accepted applications, two applicants found qualifying homes and received funding assistance. The funding assistance provided by the program totaled \$202,180.

3. **HOME Occupied Rehabilitation (OOR) Program** – The City was awarded grant funding (totaling \$292,500) in 2011 for the HOME OOR program. The OOR program provides financial assistance to low-income home owners for home improvements. The HOME contract ended on July 31, 2013. Program activity over the term of the two-year contract included a total of 38 preliminary submissions and 11 complete submissions. Of the 11 complete submissions, four households received program assistance; the funding assistance provided by the program for the four households totaled \$155,054.
4. **2008-2013 Housing Element Implementation** – Staff processed several ordinance updates to implement program requirements from the 2008 Housing Element. The City adopted ordinance amendments for reasonable accommodation and residential care facilities in April 2013; while an ordinance for single-resident occupancy units was denied. In October, 2013, the City completed zoning review for emergency (i.e. homeless) shelters and approved ordinance amendments for emergency shelters, transitional housing, and supportive housing.
5. **Mercy Senior Apartments** – Mercy Housing completed construction of the Mercy Auburn Senior Apartment project in December, 2013. The Mercy project is a 60-unit development that will provide apartment housing to low and very-low income elderly households in a high density infill development. The City approved a density bonus of 400% consistent with the City's Density Bonus Ordinance.
6. **2013-2021 Housing Element Update** – The City completed principal planning work on the 2013-2021 Housing Element update, through and including approval of the City's draft by the Department of Housing and Community Development (HCD) in December, 2013.
7. **Historic Resource Nomination** - The City updated the nomination process for historic resources in May, 2013.

Upon approval by City Council, staff will submit the Progress Report to both HCD and OPR prior to the April 1st deadline.

Alternatives Available; Implications of Alternatives

1. Approve the 2013 General Plan Implementation Work Plan as presented and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.
2. Direct staff to revise the 2013 General Plan Implementation Work Plan based on comments at the March 10, 2014 City Council hearing and submit the report to the State Office of Planning and Development and the State Department of Housing and Community Development.

Fiscal Impact

Not applicable

Attachments:

1. 2013 General Plan Implementation Work Plan

**City of Auburn
Implementation Work Program
Annual Review**

TABLE XII-1 IMPLEMENTATION WORK PROGRAM AUBURN GENERAL PLAN 1992-1997					
Work Task	Policies	Responsibility	Time Frame	Comments/Status	
LAND USE					
1. The City shall prepare design guidelines for commercial and industrial development proposals.	1.1, 1.2, 7.1, 7.2, 8.1	CD	1994	To do	
2. The City shall prepare and adopt a hillside development ordinance to address disturbance to the terrain including elements such as "pads" on steep slopes, roads to follow topography, and fencing on steep slopes.	3.1, 3.2, 3.3, 3.4, 6.2	CD, PW	1994	Joint workshop and discussions held April/May 2008; tabled for future consideration. Hillside development standards included in the BRSP Design Guidelines (adopted February 2011)	
3. The City shall update the Zoning Map to conform to the adopted General Plan.	5.1, 5.2, 5.3	CD	1994	Ongoing as zoning changes	
4. The City shall adopt Landscape and Lighting Districts in residential and commercial areas	6.4, 7.2	CD, PW, Fi	1994	Past City Councils chose not to move forward in existing areas	
5. The City shall update the phased Capital Improvement Program based upon the adopted General Plan.	9.1, 9.2, 10.1	CM, CD, PW	1993	Updated annually	
6. The City shall continue the Annexation Program based upon the adopted General Plan.	9.2, 10.1, 10.2, 10.3, 10.4	CD, CM	1993-1997	1994 annexation of North Auburn area unsuccessful. City Council updated annexation policy 1994 (Resolution 99-64). Annexation Committee study adopted January 2000. Denham annexation completed 2009; Meyer annexation completed 2013.	
7. The City shall pursue funding sources to support cultural activities and programs.	11.1	CD	Immediate and ongoing	Arts Commission established May 1995; responsibilities include identifying and pursuing funding sources.	

**TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997**

8. The City shall, in cooperation with the school districts, prepare a school facilities plan which addresses siting criteria, joint school/park sites, safety, access and funding.	12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10	CD, ARD, School Districts	1994-1997	Ongoing as needed.
9. The City shall pursue implementation of Auburn Urban Development Authority Redevelopment Plan	1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1	Auburn Urban Development Authority, CD, PW, CM	Ongoing	2012 -Discontinued; AUDA disbanded by the State; Streetscape Phase 2 completed.
10. The City shall prepare a proposal for a new Sphere of Influence and submit to LAFCO	2.1, 9.2, 10.1, 10.2, 10.3, 10.4	CD, LAFCO	1993	Completed
11. Implementation Measures for Goal 4, Air Quality Enhancement, are provided in a number of implementation measures in the General Plan including, but not limited to, the land use, circulation, and open space conservation elements.	4.1, 4.2, and related policies noted in other elements	CD, PW	Varies	Ongoing

CIRCULATION

1. The City shall develop a Transportation System Management (TSM) Program to address General Plan circulation policies.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8	PW, CD	Ongoing/ Annual update	To do.
2. The City shall develop a Trip Reduction Implementation Program.	3.3, 3.5, 3.8	PW	1992-1997	Ordinance adopted March 8, 1993
3. The City shall prepare a Transit Master Plan.	3.2, 3.4, 3.6, 3.8	CD, PW	1993	Short Range Transit Plan adopted 5/23/05 Long Range Transit Plan adopted by PCTPA 6/27/06
4. The City shall update the Comprehensive Land Use Plan for the Auburn Airport.	4.1, 4.2, 4.3, 4.4	CD, PW	1993	2007 - Airport Master Plan updated 2012 - Airport Land Use Compatibility Plan update initiated; Technical Advisory Committee established
5. The City shall prepare a phased 5-year Capital Improvement Plan for street, traffic, and transportation improvements.	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2	PW	Annually	CIP updated annually

6. The City should implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan (ARTMP).	2.2, 3.8	CD, PW	Immediate and ongoing	Ongoing Bike Master Plan adopted 6/28/04. ARTMP – First 2 segments completed. Ongoing coordination with SACOG.
7. The City shall coordinate with Placer County on the Regional Transportation Plan and the Congestion Management Plan.	1.6, 1.7, 3.3, 3.4, 3.7, 3.8	PW	Immediate and ongoing	Completed New street standards adopted - 3/13/06
8. The City should adopt the street standards contained in the General Plan (Figures V-10 and V-11).	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10	CD, PW, F	1994	2012 – Discontinued; AUDA disbanded by the State
9. The City shall utilize Auburn Urban Development Agency powers and funding to contribute to the funding of circulation improvements.	1.3, 2.3, 2.4, 3.8, 5.1, 5.2	AUDA, CD, PW, CM	Ongoing	Rail Transit Station completed February, 2004
10. The City shall promote the establishment of Rail Transit Station in Auburn.	3.4, 3.6, 5.2	CD, PW, AUDA	1992-1995	Ongoing as needed.
11. The City shall require the appropriate technical analysis of actions which affect the existing and future improvements of Highway 49 and I-80	1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1	CD, PW	Ongoing	To Do (as a City fee; not joint with Placer County)
12. Create and implement a joint City/County Traffic Mitigation Fee Program	1.11	CD, PW	1994	

HOUSING				
A. Baltimore Ravine Specific Plan (BRSP) - The BRSP complies with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards provide greater flexibility to increase project densities. The plan includes multiple parcels with housing densities up to 20 units per acre for multifamily; a minimum of 16 units constructed per site for multifamily; and, owner occupied and multi-family rental residential uses are allowed by right.		CD	Mid-2009 for adoption of the BRSP	BRSP adopted February 2011.
B. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households.		CD, AUDA, Participating Nonprofit & For Profit Housing Providers	Ongoing	Continued implementation of HOME First Time Home Buyer Program and HOME Owner Occupied Rehabilitation Program (\$800,000). Program expired 7/31/13.

C. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program.	CD	Ongoing	Density Bonus Ordinance adopted 6/23/08
D. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	CC, PC, CD	Ongoing	Ongoing
E. Evaluate the feasibility of an Inclusionary Housing Ordinance.	CC, PC, CD	January 2010	Completed – City decided not to pursue an inclusionary ordinance.
F. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	CD	Ongoing	Ongoing
G. Allow second residential units by right in the single-family residential zones and promote second unit standards on the City's website.	CD	Ongoing	Second Unit Ordinance adopted 4/14/08; standards posted on city website.
H. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants.	CD	FY 2008-2009	HOME contract expired 7/31/13. Program activity for Owner Occupied Rehabilitation Program: Preliminary submissions - 38 Complete submissions – 11 (3 withdrawn; 4 on wait list) Assistance provided – 4 Total funding assistance - \$155,054
I. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn.	CD	FY 2008-2009	HOME contract expired 7/31/13. Program activity for First Time Home Buyers Program: Preliminary submissions - 61 Complete submissions - 12 Applications accepted - 8 Assistance provided - 2 Total funding assistance - \$202,180

<p>J. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units.</p> <ul style="list-style-type: none"> a. Maintain and update a list of at-risk subsidized rental properties. b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units. c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects. f. Provide information regarding other affordable housing opportunities within the City. 			Annual; ongoing	Ongoing <i>Annual report completed by housing consultant. Six projects in Auburn; no units at risk of converting in 2013.</i>
<p>K. Enforce State energy conservation requirements</p>		CD	Immediate and ongoing	Ongoing
<p>L. Facilitate construction of affordable rental housing for very low- and low-income seniors.</p>		CD	Ongoing	Ongoing as opportunities occur <i>December 2013 – Mercy Auburn Senior Apartment project completed construction and received occupancy permit.</i>
<p>M. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.</p>		CD	2009/2010	<i>Done. Ordinance adopted April 2013</i>
<p>N. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.</p>		CD	2009	<i>Done. Ordinance adopted October 2013.</i>
<p>O. Promote Universal Design.</p>		CD	2008-2013	<i>Ordinance for Reasonable Accommodation adopted April 2013</i>
<p>P. Provide means for resolution of housing complaints and fair housing issues</p>		CD	2008-2013	Flyers/information/phone numbers prepared; Ongoing

Q. Continue working with Placer County Health and Human Services to address homeless needs in the County.		CD	2008-2013	Ongoing. <i>Homeless shelter ordinance adopted October 2013. Panhandling education program implemented by Police Department.</i>
R. Review the Housing Element annually.		CD	2008-2013	Annual reports provided to Planning Commission and City Council each February/March
S. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.		CD	2008-2013	Ongoing as necessary
T. City may establish a position of Housing Coordinator.		CC, CD	Ongoing	2006 - Housing consultant retained for housing issues (Stewart Consulting)
U. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.		CD	2009/2010	To do. <i>Ordinance proposal not adopted April 2013.</i>
OPEN SPACE				
1. The City shall prepare and adopt a Tree Ordinance.	1.2	CD	1993	Adopted 6/23/03
2. The City shall prepare and adopt an Open Space Ordinance to zone open space use in perpetuity	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4	CD	1993	To do
3. The City shall prepare and adopt a Stream, Canal and Waterway Protection Ordinance	7.4, 7.6	CD	1993	To do
4. The City shall prepare and adopt a Habitat Management Plan (HMP) based upon the natural resources constraints maps of the General Plan. The HMP is a program which provides protection to sensitive species and their habitat, while accommodating planned growth and land uses. The HMP therefore integrates biological, planning, and economic components into a single comprehensive framework that includes not only the plan, but an implementation program.	1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6	CD	1995	To do; participated in discussions with Placer Legacy.
5. The City shall continue to utilize the Quimby Act (GC §66477) to require the dedication of land and/or payment of fees for the creation of recreational facilities.	3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7	CD, ARD	Ongoing	Ongoing 2012 – City adopted updated park fee schedule.

6. The City shall maintain the Parks Standard of five acres of parkland minimum for every 1,000 population.	3.6, 6.7	CD, ARD	1992-1997	Ongoing 2012 – City provides over 10 acres per 1,000 population
7. The City shall include measures to protect visual resources along scenic corridors in the update of the Zoning Ordinance.	5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6	CD	1993	To do
8. The City shall provide for recreational opportunities in the Baltimore Ravine Area as part of the Southwest Specific Plan.	3.6, 5.1, 5.2 5.3, 5.4, 5.5, 6.7	CD	1992-1993	BRSP adopted February 2011; Park site provided in phase 2; open space trails provided in Phases 1 and 2.
9. The City shall prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K)	2.5	PW	1992-1993	Ordinance not adopted; however, State laws and policies were adopted subsequent to the 1993 General Plan which reflect the intent of the HHW ordinance. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
10. The City shall amend the Landscape Ordinance to establish a maintenance and enforcement program.	6.6	CD	1993-1994	To do. Project conditions of approval insure compliance.
11. Implementation measures for Policy 7.3 (Water Conservation) are included in the implementation of the Land Use Element.	7.3	CD, PW, B	Ongoing	Ongoing
NOISE				
1. Develop and utilize procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit processes.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/ongoing
2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures were required.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/ongoing
3. Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC)	1.2, 2.3, 2.4, 2.5, 2.6	CD, B	Immediate and ongoing	Ongoing
4. Actively enforce the California Vehicle Code sections relating to vehicle mufflers and modified exhaust systems.	General Plan Guidelines	CD, P	Immediate and ongoing	Ongoing

	General Plan Guidelines	CD, P, F, PW, CM	Immediate and ongoing	Done/Ongoing
5. Purchase only new equipment and vehicles which comply with noise level performance standards based upon the best available noise reduction technology.	General Plan Guidelines	CD	Immediate and ongoing	To do
6. Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of the Element.	General Plan Guidelines	CD	Immediate and ongoing	To do
SAFETY				
1. The City shall review all new development for conformance to fire safety standards	1.1, 1.2, 1.3	CD, F	Ongoing	Ongoing
2. The City should work with the Fire Department to prepare an educational brochure which fosters public awareness of local fire hazards and promotes use of smoke detectors.	1.4, 1.5	CD, F	1993	Done
3. The City shall identify high flood risk areas and update the zoning ordinance to prohibit development in flood prone areas.	2.1, 2.2, 2.3	CD, PW	1994	Flood Damage Prevention ordinance adopted July 1998.
4. The City should coordinate efforts with Placer County to keep current and periodically improve the Solid Waste and Hazardous Waste Management Plans.	3.1, 4.1, 4.2, 4.3, 4.4	CD, PW	Annually	Ongoing
5. The City shall review all new development proposals for conformance to standards for environmental protection, air pollution control, water quality, and hazardous waste disposal.	3.2, 3.3, 3.4, 3.5, 3.6	CD, PW, F, P	Ongoing	Ongoing
6. The City shall periodically update the Emergency Services Plan.	5.1, 5.2, 5.3, 5.8	P, F, PW, CM	Ongoing	Ongoing
7. The City shall continue and expand Crime Prevention Programs.	5.5, 5.6	P	Ongoing	Ongoing
8. The City should include emergency access for development projects.	3.6, 5.1, 5.7	CD, PW, B	Ongoing	Ongoing
9. The City shall include legible sign and street number requirements in the development review process.	5.1, 5.2, 5.4	CD, PW, B	Ongoing	Ongoing
10. The City shall require all new buildings to be constructed to the Uniform Building Code Standards for protection from seismic events.	3.1, 3.3, 3.4, 3.5, 5.2	CD, PW, B	1992-ongoing	Ongoing

<p>11. The City shall prepare a Household Hazardous Waste Ordinance (see Open Space and Conservation Implementation Measure I).</p>	<p>4.5</p>	<p>PW</p>	<p>1992-1993</p>	<p>Ordinance not adopted; however, State laws and policies were adopted subsequent to the 1993 General Plan which reflect the intent of the HHW ordinance. City participates with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility</p>
<p>ECONOMIC</p>				
<p>1. The City should host an annual seminar with the Chamber of Commerce, Main Street, and the Merchants Associations to develop mutual strategies to attract industry, business, and tourism.</p>	<p>1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1</p>	<p>CM, CD</p>	<p>1st Annual 1994</p>	<p>Economic Development Commission established; Main Street (HABA) disbanded; City regularly coordinates with Chamber and business associations.</p>
<p>2. The City will continue to identify areas suitable for redevelopment and coordinate planning and public works with redevelopment project proposals.</p>	<p>2.2, 3.2</p>	<p>CD, PW, AUDA</p>	<p>Immediate and ongoing</p>	<p>2011/2012 – State disbands redevelopment agency 2007 – Auburn Redevelopment Area updated</p>
<p>3. The City shall promote the establishment of a rail station to encourage the tourist industry and identify Auburn as a destination attraction.</p>	<p>4.1, 4.2, 4.3</p>	<p>CD, AUDA, PW</p>	<p>Immediate and ongoing</p>	<p>Rail Transit Station completed February, 2004</p>
<p>4. The City should, as feasible, retain the services of an economic redevelopment specialist to assist with business retention/expansion and to attract new job generating uses.</p>	<p>1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2</p>	<p>AUDA, CM, CD</p>	<p>1993</p>	<p>Position eliminated; functions handled by the Economic Development Commission</p>
<p>HISTORIC</p>				
<p>1. The City shall prepare and adopt Historic District designation for the Old Town and Downtown Areas.</p>	<p>1.1</p>	<p>CD</p>	<p>1994-1998</p>	<p>Done</p>
<p>2. The City should implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Architectural Design Guidelines.</p>	<p>1.1</p>	<p>CD</p>	<p>1993-1995 and ongoing</p>	<p>Ongoing Historic Preservation Architectural Design Guidelines updated in 2004 and 2007</p>
<p>3. The City shall continue to update the inventory of historic sites.</p>	<p>1.2</p>	<p>CD</p>	<p>1994-1996</p>	<p>To do. May 2013 – amended process to nominate historic resources.</p>
<p>4. The City shall prepare an historic site Ordinance.</p>	<p>1.2</p>	<p>CD</p>	<p>1994-1996</p>	<p>Completed - 11/15/04</p>

5. The City shall prepare design guidelines for residential structures.	1.2	CD	1994-1996	Completed – 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic. HDRC reviewing options.																								
6. Encourage the establishment and maintenance of a Auburn Historic Trust Fund to support the maintenance and enhancement of Auburn's Historic Structures and Historic neighborhoods.	1.1, 1.2	CD	1994-1996	HDRC reviewing options.																								
<p>LEGEND:</p> <table border="0"> <tr> <td>CD</td> <td>Community Development Department</td> <td>F</td> <td>Fire Department</td> <td>AUDA</td> <td>Auburn Urban Development Authority</td> </tr> <tr> <td>P</td> <td>Police Department</td> <td>CM</td> <td>City Manager</td> <td>ARD</td> <td>Auburn Recreation District</td> </tr> <tr> <td>PW</td> <td>Public Works Department</td> <td>CC</td> <td>City Council</td> <td>B</td> <td>Building Department</td> </tr> <tr> <td>PC</td> <td>Planning Commission</td> <td>Fi</td> <td>Finance Department</td> <td>LAFCO</td> <td>Local Agency Formation Commission</td> </tr> </table>					CD	Community Development Department	F	Fire Department	AUDA	Auburn Urban Development Authority	P	Police Department	CM	City Manager	ARD	Auburn Recreation District	PW	Public Works Department	CC	City Council	B	Building Department	PC	Planning Commission	Fi	Finance Department	LAFCO	Local Agency Formation Commission
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